

BILL NO. 88-16

~~AS~~ AMENDED

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 88-16 (AS AMENDED)

Introduced by Council Member Parrott

Legislative Day No. 88-11 Date April 12, 1988

AN EMERGENCY ACT to repeal and re-enact with amendments, Subparagraphs (5) and (7) of Subsection C, heading, Use Limitations, of Section 267-26, heading, Accessory Uses and Structures, of Chapter 267, heading, Zoning, of the Harford County code, as amended; to provide new setback requirements for certain accessory uses and structures, including agricultural detached accessory structures; residential; townhouses and zero lot line dwellings; businesses and other accessory structures.

By the Council, April 12, 1988

Introduced, read first time, ordered posted and public hearing scheduled

on: May 10, 1988

at: 6:30 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held

on May 10, 1988

and concluded on May 10, 1988

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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1 Section 1. Be It Enacted By The County Council of Harford  
2 County, Maryland, that Subparagraphs (5) and (7), of Subsection  
3 C, heading, Use Limitations, of Section 267-26, heading,  
4 Accessory Uses and Structures, of Chapter 267, heading, Zoning,  
5 of the Harford County Code, as amended, be,  
6 and are hereby repealed and re-enacted with amendments all to  
7 read as follows:

8 Chapter 267. Zoning.

9 Section 267-26. Accessory Uses and Structures.

10 (C) Use Limitations.

11 In addition to the other requirements of this Code, no  
12 accessory use shall be permitted unless it strictly complies with  
13 the following:

14 [(5) No agricultural or residential accessory use or  
15 structure shall be established within ten (10) feet from any side  
16 or rear lot line for lots greater than ten thousand (10,000)  
17 square feet or within six (6) feet from any side or rear lot line  
18 for lots of ten thousand (10,000) square feet or less. Business,  
19 industrial, and institutional accessory structures shall be  
20 subject to the same front, side and rear yards as required for  
21 the principal structure.]

22 (5) USES AND STRUCTURES.

23 A. AGRICULTURE DETACHED ACCESSORY STRUCTURE - TEN  
24 (10) FEET FROM SIDE OR REAR LOT LINES EXCEPT FOR LOTS WITH  
25 RECORDED EASEMENTS. FOR LOTS WITH RECORDED EASEMENTS IN-SUCH  
26 CASE THE SETBACK SHALL BE EQUAL TO THE WIDTH OF THE RECORDED  
27 EASEMENT LOCATED ON THE LOT;

28 B. RESIDENTIAL DETACHED ACCESSORY STRUCTURE - SIX  
29 (6) FEET FROM ANY PRINCIPAL STRUCTURE AND THREE (3) FEET FROM  
30 SIDE OR REAR YARD LOT LINES EXCEPT FOR LOTS WITH RECORDED  
31 EASEMENTS. FOR LOTS WITH RECORDED EASEMENTS IN-SUCH-CASE THE  
32 SETBACK SHALL BE EQUAL TO THE WIDTH OF THE RECORDED EASEMENT;

1 C. TOWNHOUSES AND ZERO (0) LOT LINE  
2 DWELLINGS-DETACHED ACCESSORY STRUCTURE - SIX (6) FEET FROM ANY  
3 PRINCIPAL STRUCTURE OR ZERO (0) FEET FROM THE SIDE OR REAR LOT  
4 LINE EXCEPT FOR LOTS WITH RECORDED EASEMENTS. FOR LOTS WITH  
5 RECORDED EASEMENTS -IN-SUCH-CASE THE SETBACK SHALL BE EQUAL TO  
6 THE WIDTH OF THE RECORDED EASEMENT LOCATED ON THE LOT;

7 D. BUSINESS, INDUSTRIAL AND INSTITUTIONAL - SAME  
8 FRONT, SIDE AND REAR LOT LINES AS REQUIRED FOR THE PRINCIPAL  
9 STRUCTURE.

10 [(7) An accessory structure which does not abut the  
11 principal building shall be located at least six (6) feet from  
12 any other building on the same lot.]

13 (7) ANY DETACHED ACCESSORY STRUCTURE LOCATED ~~CLOSER~~  
14 LESS THAN SIX (6) FEET ~~OF~~ FROM THE PRINCIPAL STRUCTURE OR  
15 ADJOINING LOT LINE MUST COMPLY WITH THE HARFORD COUNTY BUILDING  
16 CODE.

17 Section 2. And Be It Further Enacted that this act is hereby  
18 declared to be an Emergency Act, necessary to reduce  
19 administration of the zoning code within county departments and  
20 to reduce setback requirements for certain accessory structures  
21 in which certain accessory structures including residential  
22 accessory structures be moved further away from the primary  
23 structure so that the storage of equipment or other substances  
24 such as paints, gasolines, oils, etc., be stored properly and  
25 safely AND THIS ACT SHALL TAKE EFFECT ON THE DATE IT BECOMES LAW.

26 EFFECTIVE: May 26, 1988  
27  
28  
29  
30  
31  
32

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BY THE COUNCIL

AS AMENDED

BILL NO. 88-16 (As Amended)

Read the third time.

Passed LSD 88-16 May 24, 1988 (with amendments)

Failed of Passage \_\_\_\_\_

By Order

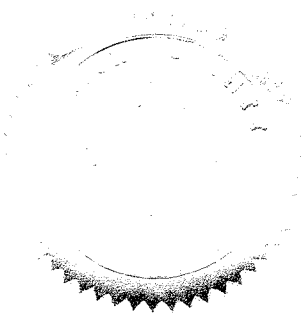
Doris Toulson, Secretary

Sealed with the County Seal and presented to the County Executive  
for his approval this 25th day of May, 1988  
at 3:00 o'clock P.M.

Doris Toulson, Secretary

BY THE EXECUTIVE

APPROVED:



[Signature]  
County Executive

Date 5-26-88

BY THE COUNCIL

This Bill, (No. 88-16, As Amended), having been approved by  
the Executive and returned to the Council, becomes law on May 26, 1988.

Doris Toulson, Secretary

EFFECTIVE DATE: May 26, 1988

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AS AMENDED